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Application No. UP-661-05 Hertz Corporation

The property is located at 2021 Richmond Road (Route 60) and consists of approximately 1.14 acres with approximately 105 feet of frontage on Richmond Road.
Assessor's Parcel No. 5-48

Application No. UP-661-05 is a request for a Special Use Permit to authorize an automobile rental establishment of approximately 1,900 square feet with associated rental car storage in the Liguria Retail Center.

Attachments:

1. Staff Report
2. Zoning Map
3. Sketch Plan
4. Proposed Resolution No. PC05-13

COUNTY OF YORK

MEMORANDUM

DATE: February 28, 2005 (PC Mtg. 3/9/05)

TO: York County Planning Commission

FROM: Amy M. Parker, Senior Planner

SUBJECT: Application No. UP-661-05, Hertz Corporation

ISSUE

This application requests a Special Use Permit, pursuant to Section 24.1-306 (Category 12, No. 5(a)) of the York County Zoning Ordinance, to authorize an auto rental establishment of approximately 1,900 square feet with associated rental car storage in the Liguria Retail Center, located at 2021 Richmond Road (Route 60). The property, identified as Assessor's Parcel No. 5-48, is zoned GB (General Business) and is designated for General Business development in the Comprehensive Plan.

DESCRIPTION

- Property Owner: Anna Liguria
- Location: 2021 Richmond Road (Route 60)
- Area: 1.14 acres
- Frontage: Approximately 105 feet on Richmond Road
- Utilities: The property is currently served by public water and sewer
- Topography: Flat
- 2015 Land Use Map Designation: General Business
- Zoning Classification: GB – General Business
TCM – Tourist Corridor Management Overlay
WMP – Watershed Management and Protection Area Overlay
- Existing Development: 10,300-Square foot Retail Building (vacant)

Surrounding Development:

North: 7-11 & Citgo Convenience Store/Gas Station
East: CSX Railroad, Mooretown Road right-of-way beyond
South: Comfort Inn Hotel
West: Olive Garden, Red Lobster Restaurants, EconoLodge across Richmond Road (City of Williamsburg)

- Proposed Development: Car rental office with associated rental car storage

CONSIDERATIONS/CONCLUSIONS

1. The applicant proposes to occupy the rear portion (approximately 1,900 square feet of a 10,300-square foot building) of the recently completed Liguria Retail Center building. There would be no on-site repair or service of vehicles associated with the car rental business. The property owner is in the process of completing site improvements for the commercial building, including parking, lighting, landscaping and utilities.
2. In accordance with Zoning Ordinance Section 24.1-606(l), five parking spaces would be required for the proposed car rental use based on building floor and vehicle storage area information submitted by the applicant. In addition, the applicant would utilize ten parking spaces along the rear property boundary for storage of rental cars. Therefore, based on the plan submitted by the applicant, a total of 15 spaces would be required for the proposed use. As developed, the site contains a total of 77 parking spaces, leaving 62 spaces available for the remaining 8,400 square feet of commercial building floor area. A mix of high- and low-volume commercial uses could be accommodated in the remainder of the building.
3. Land uses surrounding the property are commercial in nature, including hotels, restaurants, a convenience store/gas station and a car wash. The proposed rental car facility would be compatible with these uses.
4. This property is located within the TCM - Tourist Corridor Management overlay district. As required by TCM zoning regulations, review and approval of the architectural design for the new building included attention to aesthetics and compatibility with surrounding buildings along the Richmond Road corridor. The proposed use will not alter the appearance of the already approved building design.

RECOMMENDATION

The proposed car rental use would occupy a portion of a recently completed building on a site redeveloped in compliance with current Zoning Ordinance standards for parking, landscaping, lighting and Tourist Corridor Management overlay architectural provisions. The use would be compatible with surrounding commercial uses. Therefore, based on the considerations outlined above, staff recommends that the Commission forward Application No. UP-661-05 to the Board of Supervisors with a recommendation of

approval. This can be accomplished through the adoption of proposed Resolution No. PC05-13.

Attachments:

- Zoning Map
- Sketch Plan
- Proposed Resolution No. PC05-13

AMP

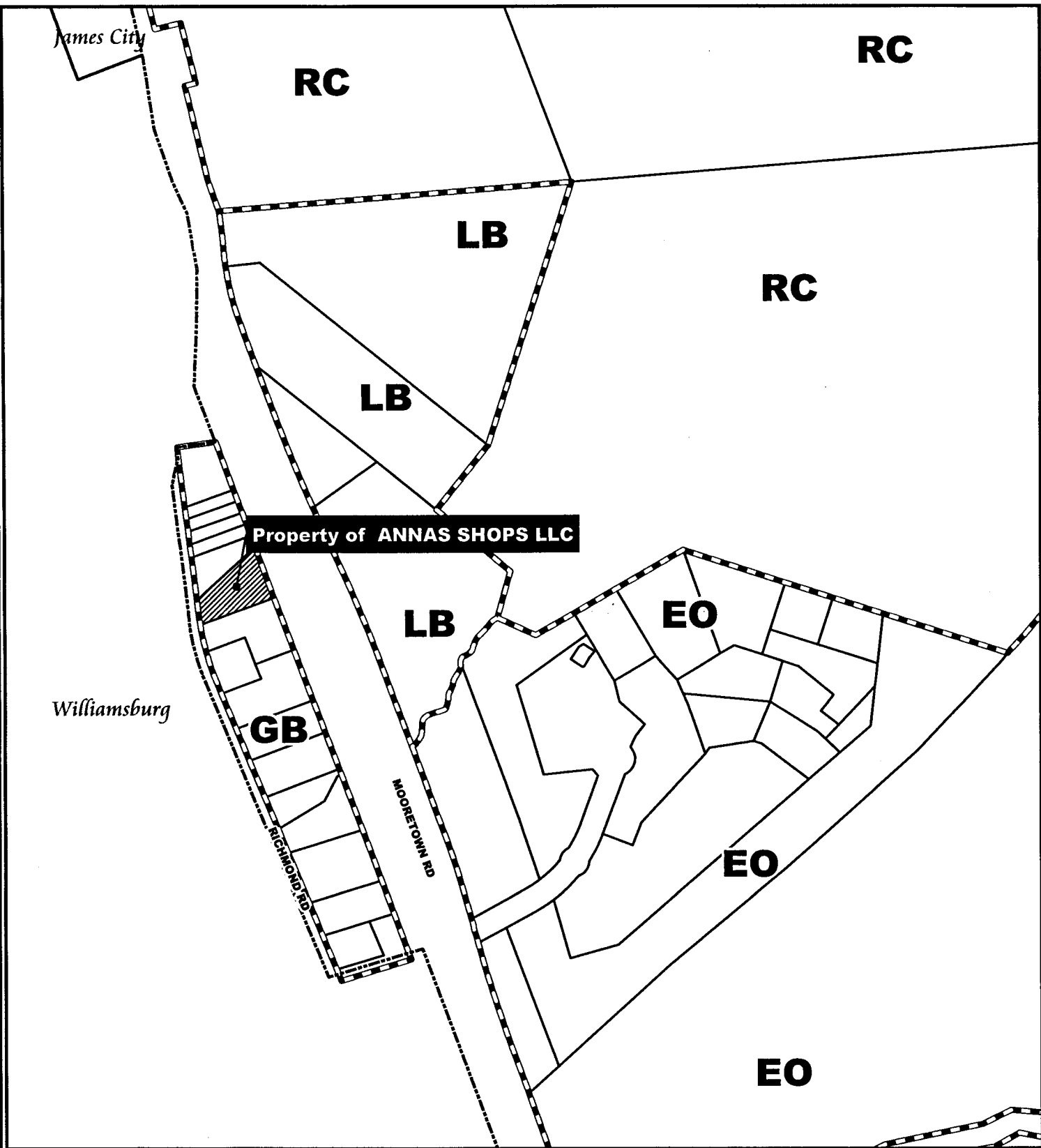
APPLICANT

Hertz Car Rental

To authorize a 2,000 square foot motor vehicle rental office
with associated rental car storage and parking
2021 RICHMOND RD

ZONING MAP

APPLICATION NUMBER: UP-661-05



* = Conditional Zoning

0 275 550 1,100 Feet

Printed on February 22, 2005



LIBRARY TILE NUMBER:

SOURCE: YORK COUNTY
GIS PARCEL DATA and
ZONING COVERAGE

Lr003

THIS IS NOT A LEGAL PLAT.
This map should be used for
information purposes only. It is
not suitable for detailed site planning.

Site Layout Of

Hertz @ Liguria Retail Center

2021 Richmond Road

York County, VA

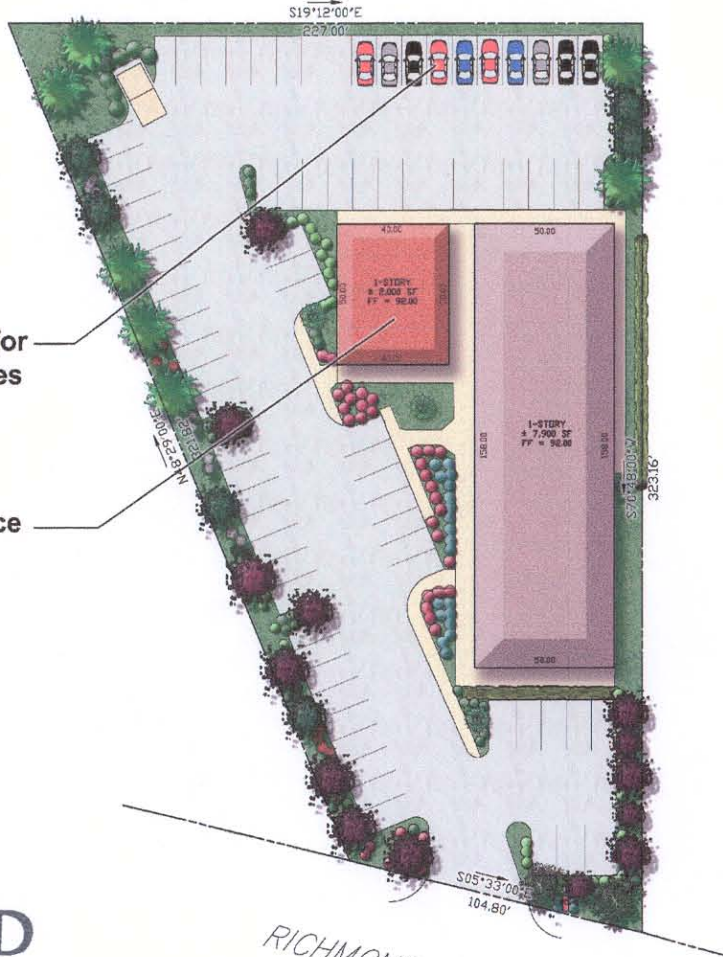


LOCATION MAP
COPYRIGHT: ADG The Map People
Permitted Use No. 20401102



Designated parking for
rental cars : 10 spaces

Hertz Rental Office
± 2,000 SF

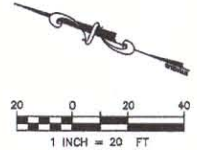


Site Data

Site Area: ±1.164 Ac
GPIN: C16B-3628-2567
Existing Zoning: GB
Proposed Use: Motor Vehicle Rental
Building Size: Hertz: ±2,000 Sf
Other Retail: ±7,900 Sf
Total: ±9,900 Sf

Parking Summary

Parking Required:
1 space/ 250 sf of 9,900 sf 40 Spaces
Parking Provided: 77 Spaces
(10 spaces designated for rental cars)



RECEIVED

JAN 31 2005

PLANNING DIVISION
COUNTY OF YORK

RICHMOND RD.
80' R/W RT. 60

DATE: 01/14/05
Exhibit For Special Use Permit

This concept plan was developed from a site plan provided by Campbell Land Surveying, Inc. and is intended for planning purposes only. This plan is not to be used for construction.



MSA, P.C.
Landscape Architecture
Planning
Surveying
Engineering
Environmental Sciences
MSA PROJ. # 03230G

PLANNING COMMISSION
COUNTY OF YORK
YORKTOWN, VIRGINIA

Resolution

At a regular meeting of the York County Planning Commission held in the Board Room, York Hall, Yorktown, Virginia, on the ____ day of _____, 2005:

Present

Vote

Andrew A. Simasek, Chair
Alfred E. Ptasznik, Jr., Vice Chair
Alexander T. Hamilton
John W. Staton
Nicholas F. Barba
Anne C. H. Conner
John R. Davis

On motion of _____, which carried ____, the following resolution was adopted:

A RESOLUTION TO RECOMMEND APPROVAL OF A SPECIAL
USE PERMIT TO AUTHORIZE AN AUTO RENTAL
ESTABLISHMENT WITH ASSOCIATED RENTAL CAR
STORAGE AT 2021 RICHMOND ROAD

WHEREAS, Hertz Corporation has submitted Application No. UP-661-05, which requests a Special Use Permit, pursuant to Section 24.1-306 (Category 12, No. 5(a)) of the York County Zoning Ordinance to authorize a 1,900-square foot auto rental establishment with associated rental car storage in the Liguria Retail Center located at 2021 Richmond Road (Route 60) and further identified as Assessor's Parcel No. 5-48; and

WHEREAS, said application has been referred to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application; and

WHEREAS, the Commission has carefully considered the public comments and staff recommendation with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the ____ day of _____, 2005 the Application No. UP-661-05

be, and it is hereby, transmitted to the York County Board of Supervisors with a recommendation of approval to authorize a 1,900-square foot auto rental establishment with associated rental car storage in the Liguria Retail Center located at 2021 Richmond Road (Route 60) and further identified as Assessor's Parcel No. 5-48; subject to the following conditions:

1. This use permit shall authorize a 1,900-square foot auto rental establishment with associated rental car storage located at 2021 Richmond Road (Route 60) and further identified as Assessor's Parcel No. 5-48.
2. The subject use shall be in substantial conformance with the sketch plan submitted by the applicant titled "Hertz @ Liguria Retail Center," dated 1/14/05, prepared by MSA, P.C. and received by the Planning Division on January 13, 2005.
3. Any signage associated with the use shall be installed in compliance with all applicable requirements of the Zoning Ordinance.
4. Prior to issuance of a Certificate of Occupancy for the proposed use, a detailed parking tabulation for the retail center shall be submitted to and approved by the Department of Environmental and Development Services. The tabulation shall take into account all current uses as well as the proposed use with their corresponding parking requirements.
5. Rental car storage shall be limited to parking spaces located along the rear property boundary as shown on the plan referenced in Condition #2 above. Rental car storage spaces shall be identified on-site with appropriate signage meeting requirements of Section 24.1-702 of the Zoning Ordinance.
6. There shall be no service or repair of rental cars on-site.
7. In accordance with Section 24.1-115(b)(7) of the York County Zoning Ordinance, a certified copy of the resolution authorizing this Special Use Permit shall be recorded at the expense of the applicant in the name of the property owner as grantor in the office of the Clerk of the Circuit Court.